

**HARDY & HARDY**  
**A PROFESSIONAL CORPORATION**

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December 22, 2008

**City of Las Vegas**  
Planning and Development Department  
731 South Fourth Street  
Las Vegas, Nevada 89101

**REZONING JUSTIFICATION LETTER**

This letter is being submitted in connection with our rezoning application for the property located at 610 South Ninth Street. We are requesting that the zoning be changed from the current designation of R-1 to P-R (Professional). We have been the owners of this property since 1989. The property has been used as a law office since that time. In 1990, we acquired the adjacent property at 614 South Ninth Street and expanded our offices into that location.

In connection with the expansion of our offices, we were granted a variance to allow a general business office use at this location. See attached City of Las Vegas letter dated March 27, 1990 (V-14-90).

Both properties have been continuously used to conduct a law office business since the variance was granted in 1990.

We currently have the property listed for sale. Our realtor has informed us that the property would be more marketable if the zoning designation was changed to Professional.

The prevailing use for property in the surrounding area of the site address is Professional/ Commercial. In the three blocks on Ninth Street between Charleston and Clark, which includes the subject site address, there are approximately 35 separate properties. Of those properties, only two appear to be used as single family residences. Therefore, the zone change for this location will be consistent with almost all use of property in the surrounding area and will also be consistent with the use that has been made of this location since 1990 pursuant to the variance granted on March 27, 1990.

Sincerely,

**HARDY & HARDY**

A Professional Corporation

  
Wayne J. Hardy

WJH/ka  
Enclosure

**RECEIVED**  
JAN 29 2009

**ZON-33240**  
**03/26/09 PC**